

# Raine&Horne. Commercial

TEA TREE GULLY  
1 Perseverance Road

306 sqm

LEASED INVESTMENT - New 5 + 5 year lease

Sold

Raine and Horne Commercial are delighted to present 1 Perseverance Road Tea Tree Gully SA to the market.

Located in Tea Tree Gully with easy access to North East Road this property has a long history with the local community. Securely leased on a new five-year term with a five-year option to renew, the property presents an ideal opportunity for an astute investor. Currently utilised as a Licensed Restaurant with abundant nearby parking.

With improvements of approximately 306 square metres\* consisting of an attractive stone-fronted building adapted for restaurant use. Located on approximately 538 square metres\* of land, in a picturesque setting.

Approximate net income \$83,400 + GST.

All enquiries and inspections are strictly by appointment with the agents listed below.

Tony Iasiello 0412 217 608

Property ID	L35340203
Property Type	Retail
Building / Floor Area	306
Land Area	538.0 sqm

## AGENT

Tony Iasiello

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David Burford 0447 200 732

\*All areas and dimensions are approximate

RLA 283100